

WELLESLEY DESIGN REVIEW BOARD  
REGULAR MEETING  
AUGUST 17, 2016; 7:00 PM  
GREAT HALL, WELLESLEY TOWN HALL

Members Present: Robert Skolnick, Sheila Dinsmoor, and Amir Kripper

Staff: Heather Lamplough, Senior Planner

David Webster, Federal Realty

Heather Dudko, Blue Mercury

Bruce Jaffer, 5 Overbrook Drive

Joe Shaker, 5 Overbrook Drive

Also Present: Bart Steele, Nabina's and 4G Clinical

Peter Darlow, Century Bank

James Flynn, Century Bank

Frank Stearns, Newton-Wellesley Hospital

Mr. Skolnick called the meeting to order at 7:00 pm

**DRB 16-41M: Linden Square Façade Renovation**

David Webster of Federal Realty presented the proposed project to the Board. He stated that they are needing to subdivide the space currently occupied by Magic Beans, so they need to add new entry doors and a new single rear egress door. Ms. Dinsmoor asked if Magic Beans will be staying, and if their sign will also remain. Mr. Webster stated that they will be staying and they may move some of the vines over slightly to fit a new tenant sign. Mr. Skolnick stated that the vines still need to look consistent with the trunk, so that it doesn't look truncated/chopped off.

*After a brief discussion Mr. Skolnick moved to recommend approval of the minor construction project as presented, with the recommendation that the relocating of the vines for Magic Beans are done to look consistent with the main trunk. Ms. Dinsmoor seconded. The motion passed unanimously (3-0).*

**DRB 16-42M: Shaker Auto Renovation**

Bruce Jaffer and Joe Shaker presented the proposed minor construction project to the Board. Joe Shaker, owner of the building stated that he purchased the building to use as an office, and he is wanting to update the façade of the building. He stated that they came up with the design due to the existing buttons on the side of the building, in which the metal panels can be mounted to. Mr. Shaker stated that the design originally involved bright colors, but that he toned the design down to the gray color presented. He stated that they are also proposing the metal panels on the railings of the ramp, to tie the design together. Mr. Kripper stated that while he does like the applied metal panels, he thinks that it is a little distracting. Mr. Kripper asked the applicant if they had considered doing two straight rows of the panels instead of having them staggered. Mr. Shaker stated that he had asked about doing that, but his architect stated that it would make it look like a metal building, instead of giving it a 3D effect. Mr. Skolnick asked about the proposed glass canopy. Mr. Shaker stated that they are proposing one new glass canopy on the front of the building, and that they are planning on using the existing metal canopy on the side of the building. Mr. Shaker stated that while he is open to changing the alignment of the panels, he is unsure that he wants to agree to any changes without consulting with his architect. Miss Lamplough stated that the Board can word the recommendation to allow for either.

*After a brief discussion Mr. Skolnick moved to recommend approval of the minor construction project as presented, with the option for the applicant to redesign the applied metal panels to be more aligned (rather than staggered). Ms. Dinsmoor seconded. The motion passed unanimously (3-0).*

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**DRB 16-43S: Blue Mercury**

Heather Dudko presented the proposed signs to the Board. She stated that they are requesting a non-illuminated blade sign on the existing bracket, and a halo lit wall sign. Both signs comply with the Zoning Bylaw.

*After a brief discussion Mr. Skolnick moved to recommend approval of the signs as presented. Ms. Dinsmoor seconded. The motion passed unanimously (3-0).*

**DRB 16-44S: Nabina's Threading & Spa**

Bart Steele presented the proposed signs to the Board. Mr. Steele stated that they are requesting to recover the existing awning frame with a new awning with an awning sign, and a small amount of lettering on the windows.

*After a brief discussion Mr. Skolnick moved to recommend approval of the signs as presented. Ms. Dinsmoor seconded. The motion passed unanimously (3-0).*

**DRB 16-45S: Beth Urdang Gallery**

Beth Urdang presented the proposed wall sign to the Board. She stated that they are basically looking to duplicate the existing sign on a painted piece of wood installed in between the existing molding. Miss Lamplough stated that the existing lettering is directly on the building itself and that is why she is before the Board today, that technically it constitutes a new sign. Ms. Urdang stated that the building is a stucco material and it is peeling, and that is why she is not wanting to place the letters on the building façade again. Mr. Kripper asked if the sign would be illuminated. Ms. Urdang stated that it would not be illuminated. Mr. Skolnick stated that he is concerned that the sign will look like patchwork if she uses the two pieces of wood side by side, with a seam in the middle of the sign. He stated that if she were to go to a sign contractor, they would be able to produce a sign that is a single board and will look cleaner and more finished. Mr. Skolnick stated that he doesn't believe that it will cost much more than what she is proposing with the wood, but that it will look better. Mr. Skolnick stated that he would recommend either placing the lettering back on the building as it is presently, or looking into a single sign board.

*After a brief discussion the Board recommended that the applicant retain a sign contractor to design and produce the sign on a single sign board and then return to the Board for a recommendation.*

**DRB 16-46S: Newton-Wellesley**

Frank Stearns presented the proposed project to the Board. Mr. Stearns explained that Newton-Wellesley is moving into the building, taking up the entire second floor and most of the first floor, minus the existing Dunkin Donuts, which will remain. Mr. Stearns explained that there is parking in both the front and the rear of the building, and that is why they also would like to place signage at the rear of the building. He explained that they are requesting an internally illuminated wall sign, a number of window signs and to change the signage on the existing standing pylon sign. He explained that they will require Special Permits for the wall sign's height and illumination, and the number of window signs proposed. Mr. Stearns explained that it was explored how the sign would look if it were not internally illuminated, and the sign appeared blurry and that is why they are going forward with seeking a Special Permit. Ms. Dinsmoor stated that it's a doctor's office, so it's not like they will receive a lot of repeat business. Mr. Stearns stated that it is a primary care doctor that is relocating there. Miss Lamplough explained that there

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will be a phlebotomy lab and a wound care center on the first floor of the building. Miss Lamplough also reminded the Board that they recently recommended the internal illumination of a logo on a wall sign, while the rest of the wall sign was halo-lit. She stated that the Zoning Board of Appeals did recently approve that proposed signage, just to make the applicant aware of that. Mr. Skolnick stated that he doesn't have any issues with the proposed signage package, and that the signs are appropriate for the size and location of the building. Mr. Stearns did inform that Board that they will be requesting a Special Permit from the Zoning Board of Appeals for the size of their proposed temporary sign.

*After a brief discussion Mr. Skolnick moved to recommend approval of the signs as presented. Mr. Kripper seconded. The motion passed unanimously (3-0).*

**DRB 16-47S: 4G Clinical**

Bart Steele presented the proposed project to the Board. Mr. Steele explained that they are requesting one wall sign on the upper right hand corner of the building, that will require a Special Permit from the Zoning Board of Appeals for letter height. The sign will be halo-lit. Mr. Skolnick asked if they are taking over the whole building. Mr. Steele stated that he is not entirely sure, but they are at least taking up a good portion of the building. Mr. Steele stated that he did try to talk them into something larger and more visible, but that the company is not looking to be that noticeable.

*After a brief discussion Mr. Kripper moved to recommend approval of the signs as presented. Ms. Dinsmoor seconded. The motion passed unanimously (3-0).*

**DRB 16-48M: Century Bank**

Peter Darlow and James Flynn presented the proposed project to the Board. Mr. Darlow explained that Century Bank will be occupying the first floor of this two-story commercial building. The Board briefly discussed the history of the building, and how it used to be a gas station, and the front portico is one of the original portions of it. Mr. Darlow explained that they are proposing to enlarge a few existing windows on the front façade to match the height of the other windows. He stated that they are also proposing to install a walk-up ATM in an existing window opening on the front façade with a small glass canopy above it as a weather stop. He stated that they are also proposing to replace the existing front entry door, and to install some more lighting on the property. He stated that there is no site lighting on the property other than the light that spills off of Washington Street. He stated that they are proposing an up light under the portico, and then a few spot lights on the center tower that will shine down into the parking lot. Mr. Skolnick asked the applicant why they are proposing the ATM in that location. The applicant stated that it turns out that is the most visible spot from Washington Street. Mr. Darlow explained that it is not going to be a drive-up ATM. Mr. Skolnick asked whether it should be necessary to place some bollards around the ATM to both protect the person standing at the ATM and to protect the ATM from being possibly stolen. Mr. Darlow also presented a plan that includes a night deposit box to the Board that was added after the application had been submitted. He stated that looking at it straight from Washington Street, its located behind the pier and will not be visible. Mr. Darlow stated that they are also requesting a halo-lit wall sign that complies with the by-law.

*After a brief discussion Mr. Skolnick moved to recommend approval of the wall sign and the minor construction project as presented, with the recommendation that a bollard is placed in the sidewalk by the ATM to protect persons using the ATM from cars in the parking lot. Ms. Dinsmoor seconded. The motion passed unanimously (3-0).*

**DRB 16-49S: Closet Exchange Luxe**

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Miss Lamplough presented the proposed project to the Board. She stated that when it was first submitted it was white background with black lettering, but then was changed to a black background with white lettering. Ms. Dinsmoor stated that she likes the black background better. Mr. Skolnick asked if it was the same size as the existing sign. Mr. Skolnick stated that he wishes the design was different to better compliment the building. Mr. Kripper stated that the design should be revised. Mr. Skolnick stated that he would not feel comfortable approving this sign, and that he believes it warrants further discussion.

*After a brief discussion the Board stated that the design of the sign warrants more discussion, as they believe that it is not cohesive with the historic building that it will be attached to. The Board recommended that the sign be redesigned and be resubmitted for review at the next meeting.*

**Minutes**

The minutes from the Design Review Board meetings held on June 22, 2016 and July 13, 2016 will be reviewed at the next meeting to be held on September 14, 2016.

**Mr. Skolnick adjourned the meeting at approximately 8:10 pm.**

*Note: A recording of this meeting is available in the Planning Department.*

Minutes Approved: 09/14/2016

Respectfully submitted by:  
Heather Lamplough  
Wellesley Planning Department